



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

May 6, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California

Dear Supervisors:

**NEW AVALON LIFEGUARD/PARAMEDIC STATION PROJECT
AWARD CONSTRUCTION CONTRACT AND
APPROVE APPROPRIATION ADJUSTMENT
SPECS. F0007; C.P. 69488
(FOURTH DISTRICT) (3 VOTES)**

SUBJECT

Award of a construction contract in the amount of \$3,924,000 to AMG Associates, Inc. for the New Avalon Lifeguard/Paramedic Station Project and approve the revised total project budget of \$5,423,000. Also, approve appropriation adjustment to fully fund the project.

JOINT RECOMMENDATION WITH THE FIRE CHIEF:

1. Approve the revised total budget of \$5,423,000 for the New Avalon Lifeguard/Paramedic Station Project.
2. Approve an appropriation adjustment to reallocate \$3,623,000 from Capital Project (C.P.) No. 77046 to C.P. No. 69488 to fully fund the New Avalon Lifeguard/Paramedic Station Project.
3. Award a construction contract in the amount of \$3,924,000 to AMG Associates, Inc. for the New Avalon Lifeguard/Paramedic Station Project, subject to the satisfactory and timely completion by the contractor of the consultant services agreement to prepare a baseline construction schedule

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

for the project and receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds and evidence of required contractor insurance.

4. Delegate to the Acting Director of Public Works the authority to determine, in accordance with the applicable contract and bid specifications, whether the contractor has satisfied the above conditions for contract award, and authorize the Acting Director to execute the construction contract, in the form previously approved by County Counsel, and to establish the effective date of the construction contract if the Acting Director determines that the above conditions have been satisfied.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Consolidated Fire District (Fire District) to proceed with construction of the Avalon Lifeguard/Paramedic Station Project.

The proposed project is a two-story, 7,005 square foot lifeguard/paramedic station, which consists of a two-bay apparatus area for housing a paramedic truck, utility vehicle and watercraft trailers; an office with storage rooms; a reception area, with a public ADA restroom; living quarters to include a kitchen and living/dining room; and dormitories for up to eight shift personnel. The architectural plan conforms to the Fire District's New Station Prototype design/construction specifications adopted in 1999 and complies with ADA and State Health and Safety requirements. The proposed project will be managed by staff from the Fire District due to the lack of proximity to the mainland.

As approved by your Board, on January 29, 2008, a consultant services agreement was executed with AMG Associates, Inc. to prepare a baseline schedule for a fee not to exceed \$5,000. The bid specifications provide that if the apparent lowest bidder fails to complete an acceptable schedule, we may return to your Board to recommend that the bidder be determined nonresponsive and recommend awarding the construction contract to the next lowest bidder, contingent on that bidder completing a baseline schedule that conforms to the County's specifications. AMG Associates, Inc. satisfactorily completed the schedule and we are, therefore, recommending award of construction to AMG Associates, Inc. The cost of the consultant services agreement with AMG Associates, Inc. will be subtracted from their total lump sum bid as described in the Instruction to Bidders.

Sustainable Design Program

The project will support your Board's Sustainable Design Program through the use of a light-colored roof finish to prevent heat gain through the roof membrane, high wall insulation in 12" thick exterior walls to help regulate building temperature, operable windows throughout the building to allow users the ability to cool the building without mechanical systems, high efficiency mechanical equipment and high efficiency lighting fixtures to promote energy efficiency, and use of low-flow plumbing fixtures to promote water use efficiency.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Completion of the proposed project complies with the County's Strategic Plan Goal of Service Excellence to better provide ocean lifeguard and emergency medical services to the City of Avalon.

FISCAL IMPACT

The total cost of the New Avalon Lifeguard/Paramedic Station Project, including plans and specifications, plan check, construction, Change Orders, Civic Art allocation, consultant services, miscellaneous expenditures and County services is estimated at \$5,423,000. On October 9, 2007, your Board approved an estimated project budget of \$3,897,325. Actual construction costs are greater than originally estimated, resulting in a revised project budget of \$5,423,000.

The attached appropriation adjustment will transfer \$3,623,000 from C.P. No. 77046 (Various Fourth District Capital Improvements) to C.P. No. 69488 to fully fund the New Avalon Lifeguard/Paramedic Station Project. The proposed project is fully funded by the Fourth Supervisorial District's Various Capital Improvement funds. There is no impact to net County cost.

The Project Schedule and Budget Summary are detailed in Attachment A.

OPERATING BUDGET IMPACT

Following construction of the proposed lifeguard/paramedic station, the Fire District anticipates incurring start-up costs of \$42,000 for furniture and other equipment. Ongoing annual operating costs for the proposed new lifeguard/paramedic station are estimated at \$10,800, which is \$26,400 less than current operating costs for lifeguard/paramedic operations that are currently being provided to the City of Avalon (City). In accordance with the renegotiated Services Agreement between the City and

the Fire District, which was approved by your Board on September 13, 2005, the Fire District is reimbursed 100 percent of the beach lifeguard costs, and due to paramedic and rescue boat regional responsibility outside the City's boundaries, the City funds 30 percent of the total cost (S&EB plus overhead) for the Paramedic Baywatch Avalon program.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract, if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require each subcontractor to notify its employees about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

As required by your Board, the project cost includes one percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art policy adopted on December 7, 2004.

AMG Associates, Inc. is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

In accordance with the provisions of the California Environmental Quality Act (CEQA) and the County Environmental Reporting Procedures and Guidelines, an Amended

Mitigated Negative Declaration (AMND) was prepared by the lead agency, the Planning Department of the City of Avalon, and made available for public comment from April 7, 2006 through April 28, 2006. The approving agency, the Avalon City Council, held a public hearing on the proposed project on May 2, 2006, and determined that the project with the proposed mitigation measures will not have a significant effect on the environment. The City sent a Notice of Determination (NOD) to the Los Angeles County Clerk, and the NOD was filed November 30, 2006. No challenge to the City's determination was received from the public.

On September 12, 2006, your Board accepted from the City of Avalon the conveyance of the real property for the site of the new lifeguard/paramedic station, and as part of that action accepting the conveyance, your Board, acting as a responsible agency, reviewed and considered the AMND adopted by the City of Avalon, determined that AMND adequately addressed the environmental impacts of the project, and adopted the AMND.

On October 9, 2007, your Board accepted the Fire District's recommendation, acting as a responsible agency for the purposes of CEQA, found that the project would not have a significant effect on the environment and that your Board approved the AMND for this purpose.

CONTRACTING PROCESS

On October 9, 2007, your Board, acting as the governing body of the Consolidated Fire Protection District, adopted plans and specifications for the New Avalon Lifeguard/Paramedic Station project at an estimated \$2,915,000 base construction cost and instructed the Executive Officer to advertise for bids. On November 6, 2007, one bid was received, which was more significantly than the approved project amount.

On January 29, 2008, your Board authorized rejection of the bid received and readvertisement for construction bids. On February 26, 2008, five bids were received. AMG Associates, Inc., with a bid of \$3,924,000, was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Attachment B.

As requested by your Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with the County" website.

The Fire District has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to this construction contract, as this contract is for non-Proposition A services.

The Honorable Board of Supervisors
May 6, 2008
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Participation by Communities Business Enterprises (CBE) in the project will be encouraged through the CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

IMPACT ON CURRENT SERVICES

There will be no negative impact on current County services or projects during or after construction. Lifeguard and paramedic services will continue uninterrupted in the City of Avalon during construction.

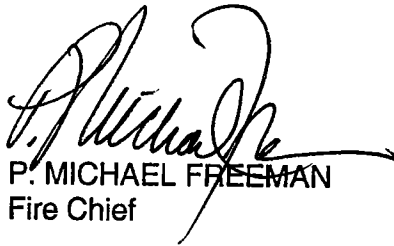
CONCLUSION

Please return one adopted copy of this letter to my office, and one adopted copy to the Fire District.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



P. MICHAEL FREEMAN
Fire Chief

WTF:PMF:DL
JSE:DJT:SW:zu

Attachments (3)

c: County Counsel
Department of Public Services
Office of Affirmative Action
Fire Department, Construction and Maintenance Division

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT
DEPARTMENT OF **CHIEF EXECUTIVE OFFICE**

DEPT'S.
No. 060
MAY 6, 2008

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2007-08
3 - VOTES

SOURCES

Capital Projects/Refurbishments
Various Fourth District Capital Improvements
Fixed Assets – Building and Imprvts
A01 – CP – 6014 – 65099 – 77046
\$3,623,000 Decrease Appropriation

USES

Capital Projects/Refurbishments
New Avalon Lifeguard/Paramedic Station
Fixed Assets – Building and Imprvts
A01 – CP – 6014 – 65099 – 69488
\$3,623,000 Increase Appropriation

JUSTIFICATION

This adjustment is necessary to transfer appropriation within the 2007-08 Capital Projects/Refurbishment Budget to implement the New Avalon Lifeguard/Paramedic Station project.

CHIEF ADMINISTRATIVE OFFICER'S REPORT

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

29

MAY 06 2008

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR –

ACTION

APPROVED AS REQUESTED

AS REVISED

RECOMMENDATION

4-23 20 08
APPROVED (AS REVISED):
BOARD OF SUPERVISORS

CHIEF ADMINISTRATIVE OFFICER

20

AUDITOR-CONTROLLER BY

BY

NO.

216

April 22

20 08

BY

DEPUTY COUNTY CLERK

May 6, 2008

ATTACHMENT A

**NEW AVALON LIFEGUARD/PARAMEDIC STATION PROJECT
AWARD CONSTRUCTION CONTRACT - SPECS. F0007; C.P. 69488**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Scheduled Completion Date
Project Needs Assessment *	12/04	12/04
Project Feasibility *	04/20/05	04/20/05
Project Program *	07/20/05	07/20/05
Design		
Construction Document Submittal *	06/15/06	06/15/06
Jurisdictional Approval*	07/15/06	07/15/06
Construction Bid and Award	03/25/08	05/06/08
Construction		
Substantial Completion	03/09	05/09
Project Acceptance	04/09	06/09

*Indicates completed activities.

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget	Impact of This Action	Revised Budget
Construction			
(a) Base Construction	\$ 2,650,000	\$ 1,274,000	\$ 3,924,000
(b) Change Order Fund	\$ 265,000	\$ 128,000	\$ 393,000
(c) Unforeseen Conditions	\$ 25,000	\$ 14,675	\$ 39,675
(d) Civic Art	\$ 38,973	\$ 2,577	\$ 41,550
Subtotal	\$ 2,978,973	\$ 1,419,252	\$ 4,398,225
Equipment			
(a) Telecommunications	\$ 60,000	\$ 5,000	\$ 65,000
(b) Utility Connection Fee	\$ 25,000	\$ 5,000	\$ 30,000
Subtotal	\$ 85,000	\$ 10,000	\$ 95,000
Design			
(a) Plans and Specifications	\$ 231,000		\$ 231,000
(b) Construction Administration	\$ 127,000	\$ 37,000	\$ 164,000
(c) LEED Certification	\$ 17,000	\$ 3,000	\$ 20,000
Subtotal	\$ 375,000	\$ 40,000	\$ 415,000
Consultant Services			
(a) Special Inspection	\$ 45,000	\$ 5,000	\$ 50,000
(b) Project Management	\$ 146,027		\$ 146,027
(c) Special Studies Archeo/ Paleo	\$ 12,000	\$ 8,000	\$ 20,000
Subtotal	\$ 203,027	\$ 13,000	\$ 216,027
Jurisdictional Review and Plan Check	\$ 28,475		\$ 28,475
County Services:			
(a) Affirmative Action	\$ 12,500	\$ 2,500	\$ 15,000
(b) Department of Public Works - Contract Administration	\$ 22,100	\$ 40,923	\$ 63,023
(c) LACoFD – PM Services	\$ 192,250		\$ 192,250
Subtotal	\$ 226,850	\$ 43,423	\$ 270,273
TOTAL	\$ 3,897,325	\$ 1,525,675	\$ 5,423,000

May 6, 2008

ATTACHMENT B

**NEW AVALON LIFEGUARD/PARAMEDIC STATION PROJECT
AWARD CONSTRUCTION CONTRACT - SPECS. F0007; C.P. 69488**

The project includes construction of a new 7,005-square-foot Avalon Lifeguard/Paramedic Station.

Bid Opening Date:

February 26, 2008

Bid Summary:

<u>Bidder</u>	<u>Total Lump Sum Bid</u>
1. AMG Associates, Inc.	\$ 3,924,000
2. Tower General Contractors	\$ 4,095,000
3. Segovia Construction	\$ 4,295,000
4. 2H Construction	\$ 4,718,000
5. CTP Construction, Inc.	\$ 5,315,000

Financial Information:

Public Works' fair construction cost estimate was \$2,915,000.

The Contract will be issued to AMG Associates for \$3,919,000 (\$3,924,000-base lump sum bid, minus \$5,000-Consultant Services Agreement previously awarded to AMG Associates for preparing a baseline construction schedule).